

WARRANTY DEEDTRANSFER
TAX
PAID

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JEFFERY C. HARRINGTON and LOUISE M. HARRINGTON, f/k/a Louise M. Maillet, of Waterville, County of Kennebec and State of Maine for consideration paid, grant to PATRICK R. PHILLIPS and DEVON G. PHILLIPS of Belgrade Lakes, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Violette Avenue, so-called, said point being 195 feet westerly of the northwesterly corner of the intersection of Violette Avenue and Lynn Street; thence westerly along the northerly side of said Violette Avenue a distance of 70 feet; thence running at right angles to the northerly line of Violette Avenue a distance of 118 feet; thence easterly in a line parallel with the northerly side of Violette Avenue a distance of 70 feet; thence southerly a distance of 118 feet to the point of beginning; and being Lot No. 59 and five feet off the westerly side of Lot No. 60 on a Plan of Rosemar Park recorded in Kennebec Registry of Deeds.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall be erected or allowed to stand upon said lot within 25 feet of Violette Avenue or within 5 feet of either the east or west boundary lines;
2. That no residence for more than 2 families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than 20 by 20 feet, two-car, and that the front of said garage shall not be nearer to Violette Avenue than 35 feet;
6. That no dwelling house costing less than \$6,000.00 shall be built thereon.

Being the same premises conveyed to Jeffery C. Harrington and Louise M. Maillet, n/k/a Louise M. Harrington, by warranty deed of George W. and Patricia M. Fowler, dated July 13, 1983, recorded in the Kennebec County Registry of Deeds, Book 2586, Page 345.

43-86

WITNESS our hands and seals this 13th day of August, 1990.

[Signature]
WITNESS

[Signature]
JEFFERY C. HARRINGTON

[Signature]
WITNESS

[Signature]
LOUISE M. HARRINGTON

THE STATE OF MAINE
Kennebec, ss.

August 13, 1990

Then personally appeared the above named JEFFERY C. HARRINGTON and LOUISE M. HARRINGTON and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]

Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993



RECEIVED KENNEBEC SS.

1990 AUG 15 AM 9:00

WITEST: [Signature]
REGISTER OF DEEDS